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## Collier Gardens

Hazlerigg, NE13 7FS

THREE BEDROOMS - LUXURY CONDITION - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer this three bedroom detached home located on Collier Gardens in Havannah Park. This immaculate home has been reconfigured by the current owners to provide a larger kitchen/diner and utility room, offers a west-facing garden and would make an excellent family home.

**Offers Over £292,950**

# 10 Collier Gardens

Hazlerigg, NE13 7FS



This property has been enhanced by the current owners and has stylish accommodation which briefly comprise of; entrance hallway with access to a lounge area which leads to an internal hallway with doors off to a full width dining kitchen which has been extended by removing the original utility room. The kitchen has a range of wall and floor units with coordinated work surfaces and fitted appliances. There are French doors and windows over look the rear gardens. The inner hallway also provides access to a WC, a new large utility area which leads to the garage.

The first floor consists of a master bedroom with access to a stylish tiled ensuite shower room and has a Juliette balcony to the front, Bedrooms two & three both have space for fitted wardrobes and a fantastic family bathroom.

Externally, there are gardens to the front which are laid mainly to lawn with pathway access to the property while the rear garden offers a range of lawned, planted and paved areas. There is a driveway which provides parking for multiple cars and access to the integral garage.

## ON THE GROUND FLOOR

Porch

Lounge

13'9" x 12'6" (4.20m x 3.82m)

Hallway

WC

Kitchen/Dining Room

15'11" x 23'0" (4.86m x 7.00m)

Utility

7'9" x 10'1" (2.36m x 3.08m)

Garage

## ON THE FIRST FLOOR

Landing

Master Bedroom

13'1" x 9'10" (4.00m x 3.00m)

En-suite

Bedroom

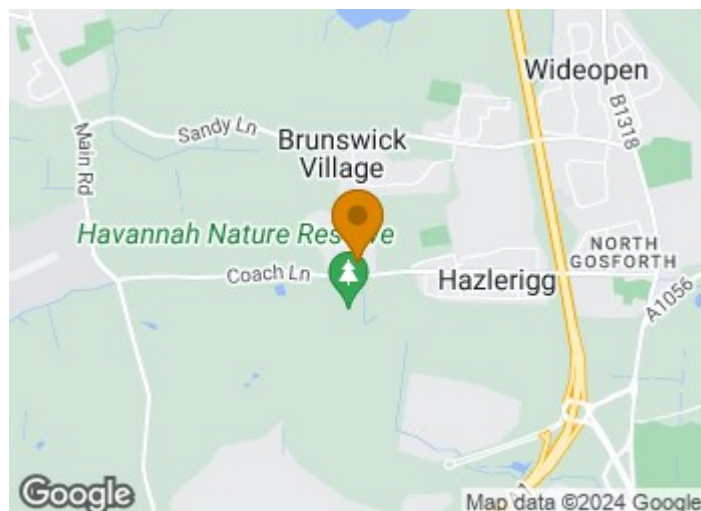
9'10" x 13'1" (3.00m x 3.99m)

Bedroom

9'10" x 9'7" (3.00m x 2.91m)

Bathroom

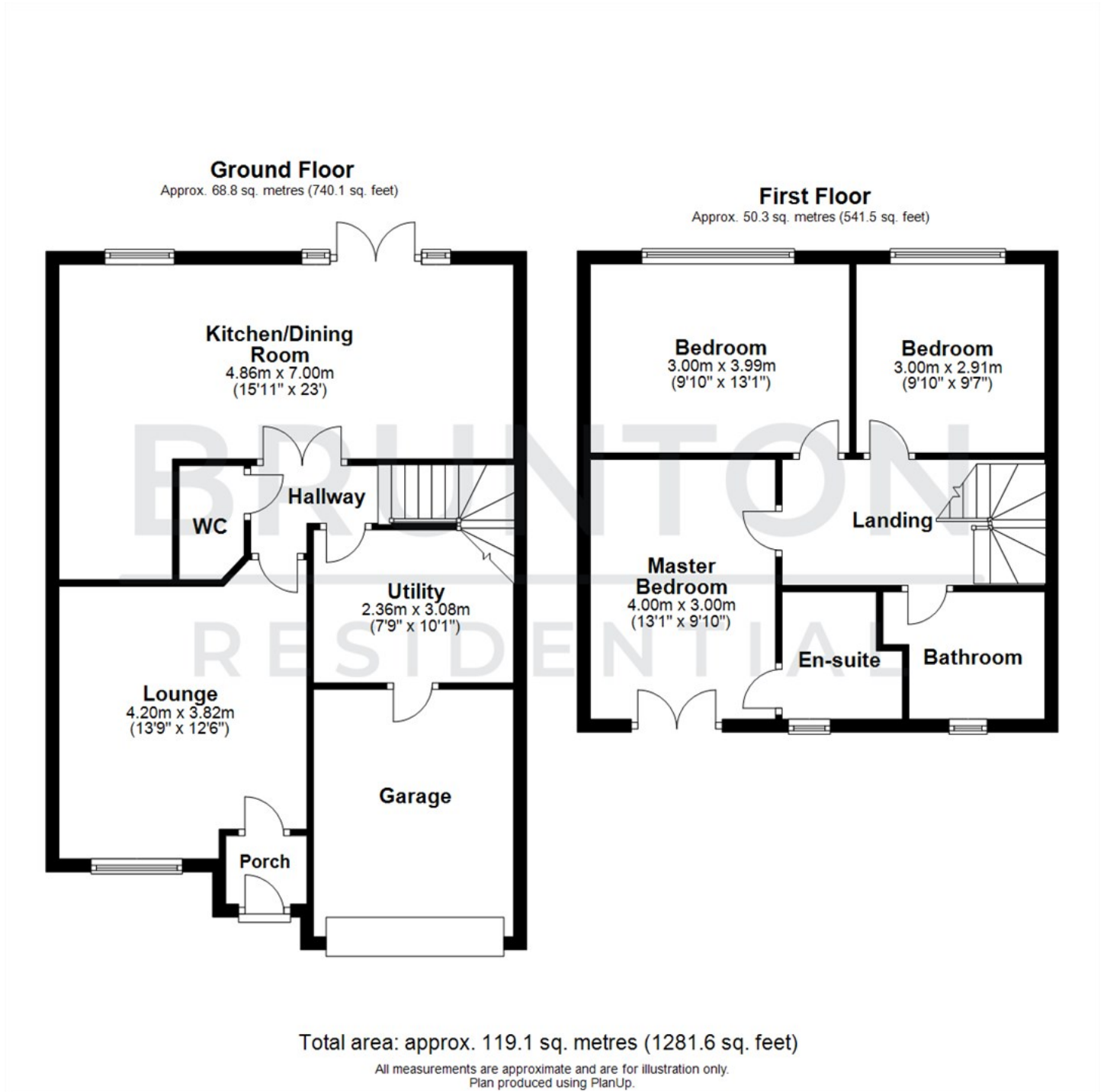
Disclaimer



- EXCELLENT CONDITION
- RE-CONFIGURED
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- DETACHED
- WEST FACING REAR GARDEN



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	94				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	